

Subdivision Name

City Plan Commission — CPC Date



CASE NUMBER/TYPE:	SUSUXX-000XX – APPLICATION TYPE
CASE MANAGER:	Jovani Francia, 212-1613, FranciaJX@elpasotexas.gov
PROPERTY OWNER:	Property Owner
REPRESENTATIVE:	Representative
LOCATION:	North of Montana Avenue & East of Rich Beem Boulevard (District 5)
PROPERTY AREA:	2.87 acres
VESTED RIGHTS STATUS:	Vested/Not Vested
PARK FEES:	Park Fees Not Required
ZONING DISTRICT(S):	P-R (Planned Residential) & C-4 (Commercial) proposed
RELATED APPLICATIONS:	remove if none
PUBLIC INPUT:	N/A

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the plat on a Major Final basis.

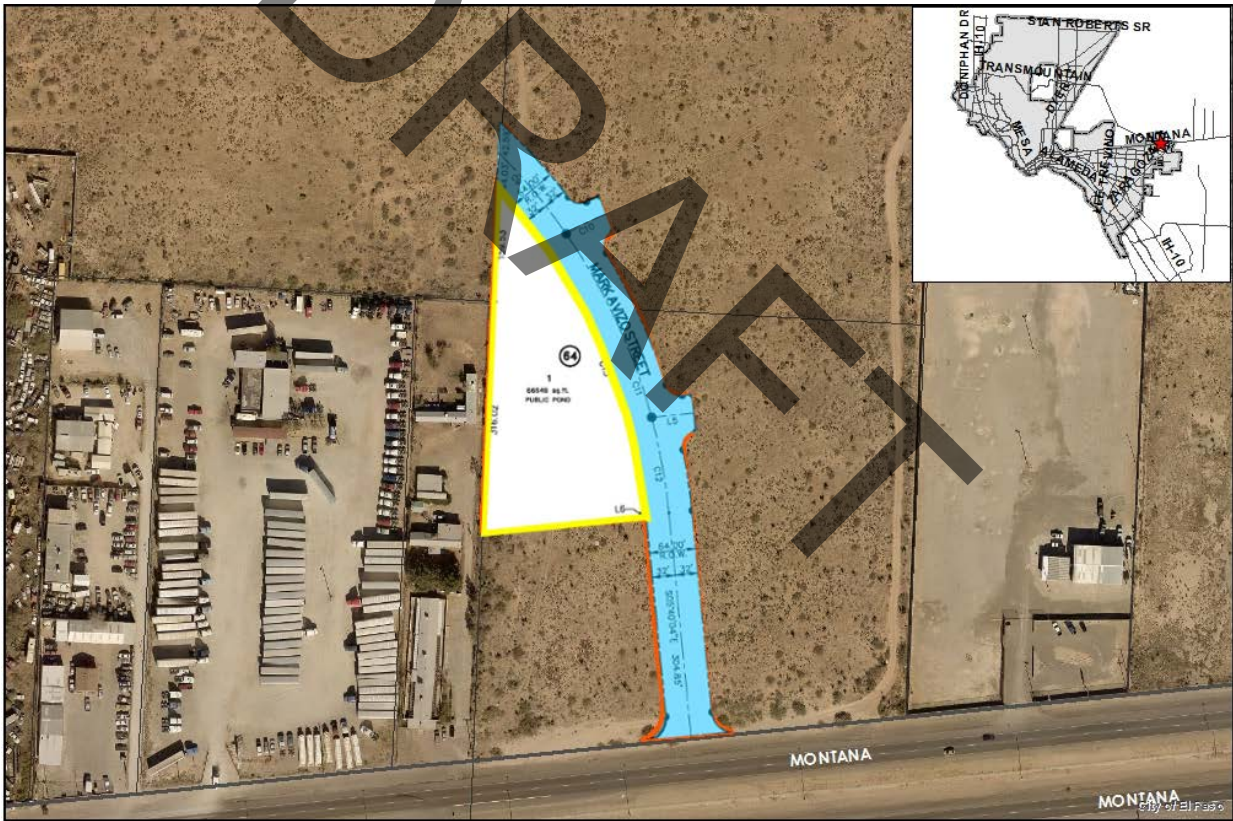


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: Information about the proposed subdivision, including size of subdivision, breakdown of the intended purpose of lots, any street extensions/modifications included in the subdivision. If the proposed subdivision has vested rights, an explanation will be included here.

CASE HISTORY/RELATED APPLICATIONS: Summary of any previous action taken on the case, or action taken on previous cases that included the subject property. Summary any related cases, including the request of the case, why it is relevant to this case, and any action taken to date.

PUBLIC COMMENT: If public notification was required, a summary of who was notified, and any feedback received, to be included here.

PLAT EXPIRATION: This application will expire on DATE. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

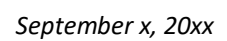
CITY PLAN COMMISSION OPTIONS:

City Plan Commission has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC.

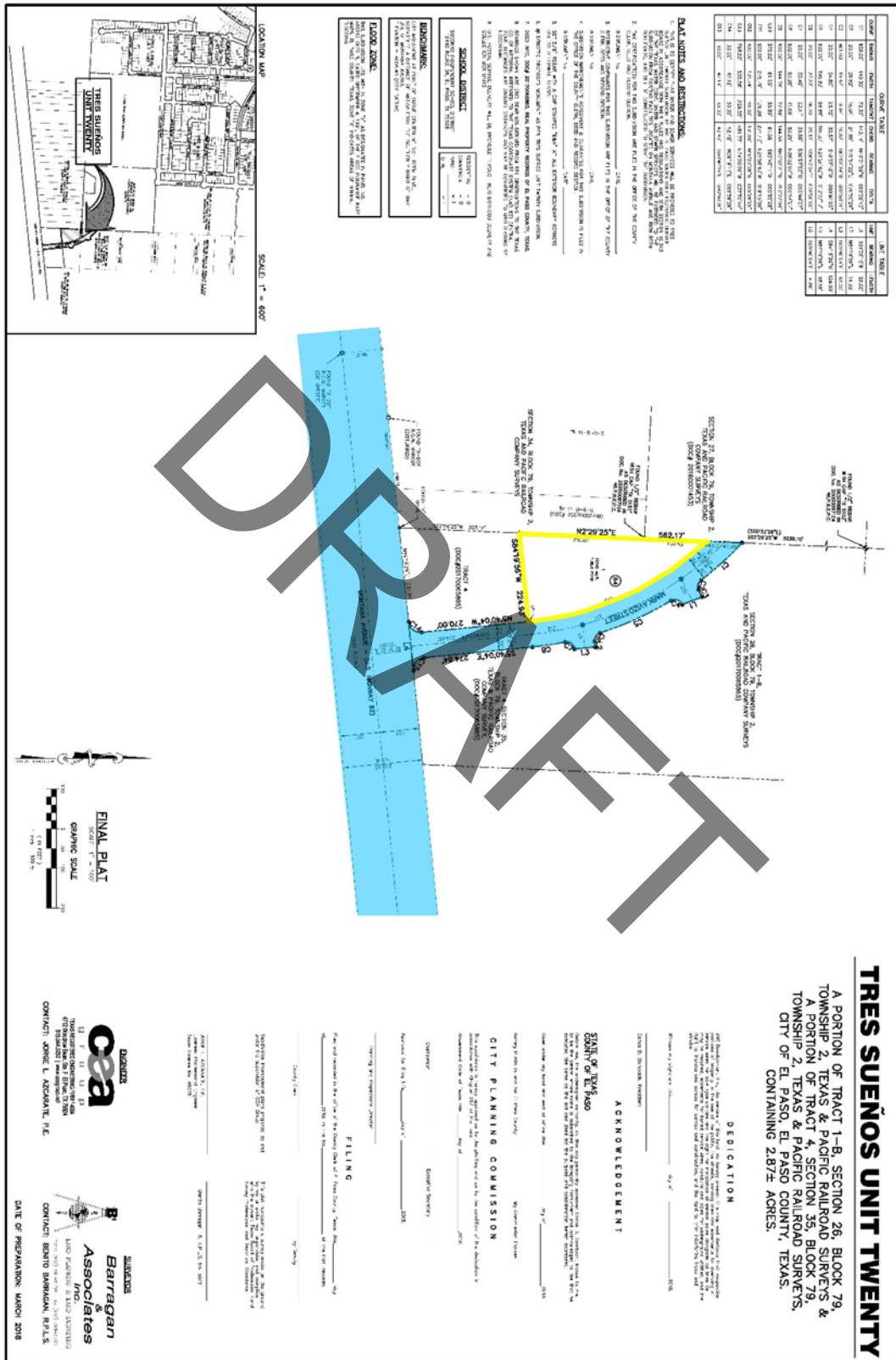
ATTACHMENTS:

1. Location Map
2. Final Plat
3. Department Comments

Tres Suenos Unit 20



ATTACHMENT 2



ATTACHMENT 3

Planning & Inspections Department – Planning Division

Developer/Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development Division

We have reviewed subject plats and recommend Approval. The Developer/Engineer shall address the following comments:

1. No objections.

Capital Improvements Department – Parks Planning Division

We have review **Tres Suenos Unit Twenty**, a major final plat map and on behalf of CID Parks Planning Division we offer Developer/Engineer the following comments:

1. Please note that proposed use for this subdivision is for the extension of Mark Avizo Street right-of-way and for a **public road** which under the municipal code definitions are considered a public facility, therefore, meets the requirements to be excluded from the calculation for “parkland dedication” Ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks & Open Space** as noted below:

19.20.060 – Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

- H.** Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a “Public Facility.”

This subdivision is located within Park Zone **E-8**

Nearest Park: **Dreamland Park**

If density/acreage is increased/decreased or the property zoning/use changes, then “park fees” will be re-assessed based on applicable conditions.

El Paso Central Appraisal District

No objections.

El Paso Water

We have reviewed the subdivision and provide the following comments:

EPWater does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

Water:

There is an existing 24-inch diameter water main extending along the north side of Montana Avenue approximately 12-feet south of and parallel to the northern right-of-way line of Montana Avenue. This water main is available for main extensions.

There is an existing 12-inch diameter water main extending along the east side of Mark Avizo Street north of GR Campuzano Drive approximately 22-feet west of and parallel to the eastern right-of-way line of Mark Avizo Street. This water main is available for main extensions.

A looped water system extension will be required to provide service to the subject property. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

A 16-inch water main is required to be extended along Mark Avizo Street connected to the 24-inch water main along Montana Avenue.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main that extends along the south side of GR Campuzano Drive approximately 27-feet north of and parallel to the southern right-of-way line of GR Campuzano Drive. This sanitary sewer main is available for main extensions.

General:

EPWater-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWater-PSB requests that site be graded to that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer. An off-site PSB easement is required for the installation of sewer main by extensions.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd Floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPW-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPW-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven days a week.